

W1/2 OF LOT 3 ROLLING HILLS S/D
 COMM NW COR OF NW1/4 OF SE1/4, R
 E 630 FT FOR POB, RUN E 210 FT,

FLORES ALBA HERNANDEZ/GRANADOS PEDRO
 248 MARTIN AVE
 GREEN ACRES, FL 33463

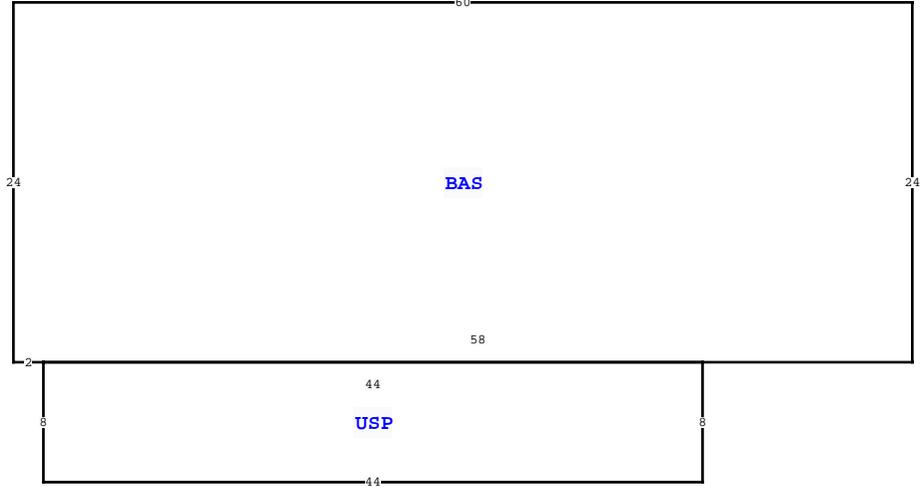
2026

02-6S-17-09553-017



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	50
Interior Wall	05	DRYWALL	50
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2617.0200 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,440	100	
USP	352	35	
TOTALS	1,792		1,563 40,332

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,563	102.4000	64.51	100,829	1986	1986	0	0	60.00	40.00
1 MOBILE HME 0% - 0 Heated Area: 1440 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			40,332
TOTAL MARKET OB/XF VALUE			9,600
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			67,932
SOH/AGL Deduction			9,897
ASSESSED VALUE			58,035
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			58,035
TOTAL JUST VALUE			67,932
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			62,012
XFOB:1:1: FLEETWOOD MH ON DEED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1365/2682	8/03/2018	WD Q	Q	I	01	35,000
GRANTOR: FRANK GASPARRINI IV &						
GRANTEE: ALBA HERNANDEZ FLOR						
1362/0258	6/11/2018	FJ U	I	18		0
GRANTOR: CLERK OF COURTS						
GRANTEE: FRANK GASPARRINI IV						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0294	SHED WOOD/	0	0	16	16	1.00	UT	0.00	100	0	0	3	100	1,000	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	100	2005	2005	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	100	2017	2017	3	100	200	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	100	2017	2017	3	100	200	
TOTALS															9,600	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W60 S24 E2 USP= S8 E44 N8 W44\$ E58 N24\$.														

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							